



## RPA PROJECT MANAGEMENT

### Project Status Report

Department of Human Services

#### 88 Hermitage Building

<b>Project:</b> <b>Exterior Building Upgrades</b> 88 Hermitage Building Nashville, TN 442/005-01-2010		<b>Project Work Type:</b> Renovation	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$465,000.00
		<b>Current Work Phase:</b> Construction Documents ON HOLD	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$412,500.00
<b>Project Manager:</b> Law, V.	<b>Construction Admin:</b> Fields, J.	<b>Designer:</b>	<b>Contractor:</b>	

#### Project Health:

**Budget:** G

**Schedule:** G 10/19/10: Approved at October 2010 SBC Meeting.  
12/3/10: Designer Agreement executed 12/1/10.  
9/26/11: In final CDP review.

**Issues:** G 2/4/11: Agency request that F&A slow walk project to allow new administration to review options.  
2/10/11: LBP detected on exterior trim. Designer estimated over target.  
3/16/11: Owner is conducting Facility Assessment with Street Dixon Rick, prior to proceeding with the work on this project.  
6/24/11: Designer NTP continue with DDP phase. 150-day contract extension for delay.

#### Donnelley J. Hill Building

<b>Project:</b> <b>Two Hardwall Offices/3rd Floor</b> Donnelley J. Hill Building Memphis, TN 527/070-002		<b>Project Work Type:</b> New Construction	<b>Delivery Method:</b> Job Order Contract	<b>Project Budget:</b>
		<b>Current Work Phase:</b> In Design	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b>
<b>Project Manager:</b>	<b>Construction Admin:</b> Loggins, B.	<b>Designer:</b>	<b>Contractor:</b>	

#### Project Health:

**Budget:** G

**Schedule:** G 7/25/11: Project forwarded to RPA Interiors by GS. Awaiting design for pricing.

**Issues:** G

#### Johnson City

<b>Project:</b> <b>Emergency Generator Installation/I-26 Welcome</b> Johnson City Johnson City, TN 442/000-005		<b>Project Work Type:</b> New Construction	<b>Delivery Method:</b> Job Order Contract	<b>Project Budget:</b>
		<b>Current Work Phase:</b> Final Pricing	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b>
<b>Project Manager:</b>	<b>Construction Admin:</b> Edwards, T.	<b>Designer:</b>	<b>Contractor:</b>	

#### Project Health:

**Budget:** G

**Schedule:** G 8/15/11: Pricing review is underway by Designer (Neville Engineering).

**Issues:** G

<b>Project:</b> <b>Campus Systems Upgrade, Phase 2</b> Tennessee Rehabilitation Smyrna, TN 442/006-003		<b>Project Work Type:</b> Renovation	<b>Delivery Method:</b> Job Order Contract	<b>Project Budget:</b> \$303,023.00
		<b>Current Work Phase:</b> In Construction	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$303,023.00
<b>Project Manager:</b>	<b>Construction Admin:</b> Bryant, J.	<b>Designer:</b>	<b>Contractor:</b>	

**Project Health:****Budget:** G**Schedule:** G

3/16/11: Project delayed until new JOC contract in place June 1, 2011.  
6/01/11: Preliminary pricing underway, design not yet complete.  
8/15/11: Work Order executed. Awaiting advice from Work Order Administrator to issue Notice to Proceed.  
8/24/11: Notice to Proceed issued. Required Substantial Completion date is 12/12/11.

**Issues:** G

<b>Project:</b> <b>Upgrade Dorms D &amp; E</b> Tennessee Rehabilitation Smyrna, TN 442/006-01-2002		<b>Project Work Type:</b> Renovation	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$8,127,094.00
		<b>Current Work Phase:</b> Construction	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$6,673,578.00
<b>Project Manager:</b> Salmon, C.	<b>Construction Admin:</b> Bryant, J.	<b>Designer:</b>	<b>Contractor:</b> R. G. Anderson Co., Inc.	

**Project Health:****Budget:** G**Schedule:** G

9/15/11: Phase 3 declared complete 4/8/11; change order in process. Phase 4 - Project required Substantial Completion is November 2011.

**Issues:** Y

9/15/11: Agency expressed concerns about connector wall glass installation. Designer, Contractor, and Manufacturer are currently addressing their concerns.

<b>Project:</b> <b>Elevator/Connector Wall Upgrade</b> Tennessee Rehabilitation Smyrna, TN 442/006-01-2006		<b>Project Work Type:</b> Renovation	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$630,000.00
		<b>Current Work Phase:</b> Construction Closed Awaiting Designer Closeouts	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$572,000.00
<b>Project Manager:</b> Law, V.	<b>Construction Admin:</b> Bryant, J.	<b>Designer:</b>	<b>Contractor:</b>	

**Project Health:****Budget:** G**Schedule:** G

Final Inspection and Closeout declared 5/7/10. Designer closeout documents pending. Warranty Inspection is due December 2010.  
2/10/11: Contacted Designer to ask about closeouts. As of 1/13/11, Designer said closeouts will be taken to microfilm place soon.  
4/15/11: Still waiting for closeouts.  
5/12/11: Still waiting for closeouts.  
6/24/11: Still waiting on closeouts.  
7/22/11: Closeouts received but are not correct. Requested Designer to pick up and correct microfilm and CD's.  
9/26/11: No change from 7/22/11.

**Issues:** G

<b>Project:</b> <b>Fire Alarm Upgrade</b> Tennessee Rehabilitation Smyrna, TN 442/006-01-2009		<b>Project Work Type:</b> Renovation	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$410,300.00
		<b>Current Work Phase:</b> Construction Documents	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$352,000.00
<b>Project Manager:</b> Salmon, C.	<b>Construction Admin:</b> Bryant, J.	<b>Designer:</b>	<b>Contractor:</b>	

**Project Health:**

**Budget:** G

**Schedule:** G 9/7/11: Anticipate Bidding November 2011.

**Issues:** G 10/22/10: Designer requested room name and door numbers from agency at CDP review meeting.  
3/3/11: Documents are being reviewed by State Fire Marshal.  
3/30/11: Designer has not responded to numerous e-mail and phone inquiry on project status.  
8/2/11: Documents re-submitted to State Fire Marshal for 3rd review.

<b>Project:</b> <b>Campus Systems Upgrade Phase 2</b> Tennessee Rehabilitation Smyrna, TN 442/006-01-2010		<b>Project Work Type:</b> Renovation	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$2,160,000.00
		<b>Current Work Phase:</b> Program Verification	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$1,958,000.00
<b>Project Manager:</b> Salmon, C.	<b>Construction Admin:</b> Bryant, J.	<b>Designer:</b>	<b>Contractor:</b>	

**Project Health:**

**Budget:** G

**Schedule:** Y 3/10/11: Site electrical work will be delayed due to need for significant utility locating.  
6/9/11: Utility locating in progress. Anticipate completion by mid June 2011. Electrical design drawing will be available 6/14/11.

**Issues:** G

<b>Project:</b> <b>High Voltage Electric Service</b> Tennessee Rehabilitation Smyrna, TN 442/006-01-2010-01		<b>Project Work Type:</b> Renovation	<b>Delivery Method:</b> Grant	<b>Project Budget:</b> \$70,000.00
		<b>Current Work Phase:</b> In Progress	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$0.00
<b>Project Manager:</b> Salmon, C.	<b>Construction Admin:</b> Bryant, J.	<b>Designer:</b>	<b>Contractor:</b>	

**Project Health:**

**Budget:** G

**Schedule:** Y 2/3/11: Grant Agreement executed.  
3/30/11: Grant expires 10/31/11.  
8/2/11: Anticipate work to begin August 2011 with new JOC program (related to subscript 02).  
10/7/11: Grant Amendment in process.

**Issues:** G

<b>Project:</b> <b>"M" Building Reroof / Repairs</b> Tennessee Rehabilitation Smyrna, TN 442/006-02-2009		<b>Project Work Type:</b> Re-roof	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$460,000.00
		<b>Current Work Phase:</b> Construction	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$400,400.00
<b>Project Manager:</b> Law, V.	<b>Construction Admin:</b> Bryant, J.	<b>Designer:</b>	<b>Contractor:</b> Don Kennedy Roofing Co., In	

**Project Health:**

**Budget:** G

**Schedule:** G 4/15/11: Bid date is 5/10/11.  
6/24/11: Awarded to Don Kennedy Roofing.  
8/8/11: Construction NTP date 7/18/11; required completion is 11/14/11.

**Issues:** G

<b>Project:</b> <b>Campus Improvements</b> Tennessee Rehabilitation Smyrna, TN 442/006-03-2009		<b>Project Work Type:</b> Renovation	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$3,141,000.00
		<b>Current Work Phase:</b> Construction	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$2,737,399.00
<b>Project Manager:</b> Salmon, C.	<b>Construction Admin:</b> Bryant, J.	<b>Designer:</b>	<b>Contractor:</b>	

**Project Health:**

**Budget:** G

**Schedule:** G 8/2/11: Construction Contract executed 7/8/11. Construction NTP issued 10/5/11; required completion is 4/1/12.

**Issues:** G

<b>Project:</b> <b>Reroof Buildings C, F &amp; T</b> Tennessee Rehabilitation Smyrna, TN Budgeted - FY 11/12		<b>Project Work Type:</b> Re-roof	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$870,000.00
		<b>Current Work Phase:</b> Awaiting SBC Approval	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$0.00
<b>Project Manager:</b> Salmon, C.	<b>Construction Admin:</b>	<b>Designer:</b>	<b>Contractor:</b>	

**Project Health:**

**Budget:** G

**Schedule:** G 10/7/11: Plan to bring to SBC in December 2011.

**Issues:** G